

Planning and Community Development Committee November 10, 2016 – 10:00 AM

The Planning and Community Development Committee met on the above date at the County Administration Building with the following members in attendance:

Present: Chair Paul McQueen; Councillors Scott Mackey, Sue Paterson, Barb Clumpus, Arlene Wright, Anna-Marie Fosbrooke, Gail Ardiel and Kevin Eccles; and Warden Alan Barfoot

Staff

Present: Kim Wingrove, Chief Administrative Officer; Sharon Vokes, County Clerk/Director of Council Services; Randy Scherzer, Director of Planning; Kevin Wepler, Director of Finance; Savanna Myers, Manager of Economic Development; Scott Taylor, Senior Planner; Kelly Henderson, Planner, Petal Furness, Manager, Museum and Archives and Tara Warder, Committee Coordinator

Call to Order

Chair McQueen called the meeting to order at 10:02 AM.

Adoption of the Agenda

PCD130-16 Moved by: Councillor Fosbrooke Seconded by: Councillor Paterson

THAT the Planning and Community Development Committee agenda dated November 10, 2016 be adopted as presented.

Carried

Declaration of Pecuniary Interest

There was none.

Business Arising from the Minutes

Planning and Community Development Committee minutes dated

October 13, 2016

These minutes are for information only as they were adopted by Grey County Council on November 1, 2016.

Reports – Financial

CCR-PCD-30-16 Analysis of Financial Statements to September 30, 2016

Randy Scherzer, Kim Wingrove and Sharon Vokes presented the above noted report. Staff are projecting a year end surplus of \$128,000 for the budgets under the portfolio of the Planning and Community Development Committee.

Mr. Scherzer addressed questions from the Committee regarding tree marking and the current arrangement and process for beaver and coyote claims.

Kim Wingrove spoke to the success of the Ag 4.0 event and Committee congratulated the staff who organized the event.

PCD131-16 Moved by: Councillor Wright Seconded by: Councillor Clumpus

- 1. That Grey County Council receives Report CCR-PCD-30-16 Analysis of Financial Statements to September 30, 2016 for the Planning and Community Development Committee's portfolio.**

Carried

Reports - Planning

PDR-PCD-45-16 Aggregate Resource Act Changes – Bill 39

Randy Scherzer presented the above noted report, noting that Bill 39 proposes to make changes to the Aggregate Resources Act and the Mining Act. The proposals include allowing for stronger oversight, environmental accountability, improving information and participation in the process and to increase and equalize fees and royalties. Mr. Scherzer spoke to the current aggregate levy and the County's position on increasing the levy in order to address infrastructure costs.

Staff are recommending that the County send comments to the Ministry on increasing the aggregate levy fees in response to the Ministry's request for comments on Bill 39.

Staff addressed questions from the Committee regarding the current arrangement as well as suggestions for the fee.

PCD132-16 Moved by: Councillor Fosbrooke Seconded by: Councillor Mackey

- 1. That Report PDR-PCD-45-16 be received which provides comments on Bill 39 – Aggregate Resources and Mining Modernization Act, 2016; and**
- 2. That the County continues to recommend that the Province amend Ontario Regulation 244/97 by increasing Ontario’s Aggregate Levy as proposed by the TAPMO-OSSGA Aggregate Levy Committee, however recommends that the contribution to upper-tier municipalities be increased to \$0.20 per tonne to better address infrastructure costs resulting from aggregate operations; and**
- 3. That Report PDR-PCD-45-16 be sent to the Ministry for consideration as part of the Bill 39 consultation process.**

Carried

PDR-PCD-41-16 Ontario Municipal Board Review

Kelly Henderson addressed the Committee on the above report, outlining proposed changes to the processes involving the Ontario Municipal Board. Ms. Henderson noted that overall, staff are in agreement with the proposed changes and spoke to the proposals.

Staff are recommending that the report be forwarded to the Ministry as Grey County’s comments on the Review.

Staff addressed questions from the Committee regarding appeal fees and the ability and reluctance of the Ontario Municipal Board to award costs.

PCD133-16 Moved by: Warden Barfoot Seconded by: Councillor Ardiel

- 1. That Report PDR-PCD-41-16 is hereby received; and**
- 2. That the Report be forwarded to the Ministry of Municipal Affairs (MMA) as the County of Grey comments on the Ontario Municipal Board Review; and**
- 3. That this report be forwarded on to member municipalities within Grey for their information.**

Carried

PDR-PCD-42-16 John Spaleta OPA 137 West Grey

Scott Taylor presented the subject report regarding an Official Plan Amendment in the Municipality of West Grey. Staff are recommending that the proposal proceed to a public meeting to consider the amendment. The effect of the OPA would be to allow for construction of a new seasonal dwelling on a municipal road that doesn't have year round maintenance.

PCD134-16 Moved by: Councillor Ardiel

Seconded by: Councillor Clumpus

- 1. That Report PDR-PCD-42-16 regarding proposed Official Plan Amendment Number 137 be received, to consider site specific exceptions on a Rural lot to allow for a seasonal dwelling on a road without year-round maintenance;**
- 2. And that the proposal proceed to a Public Meeting to consider an amendment to the County of Grey Official Plan to re-designate the subject lands from the 'Rural' designation to the 'Rural with Exceptions' designation on Part of Lot 29, Concession 2 West of the Garafraxa Road, geographic Township of Bentinck, Municipality of West Grey, provided the Municipality of West Grey is prepared to hold a joint public meeting in consideration of the necessary Zoning By-law Amendment requirements.**

Carried

PDR-PCD-43-16 Flato North Subdivision Information Report

Randy Scherzer presented the above noted report regarding an overview of the Flato North subdivision.

Staff addressed questions regarding access to the highway, public meeting arrangements with the County, trails and trail access, recreational amenities, as well as densities and the Flato East and West developments.

PCD135-16 Moved by: Councillor Fosbrooke

Seconded by: Warden Barfoot

- 1. That Report PDR-PCD-43-16 be received which provides an overview of subdivision application 42T-2016-05, which proposes to create a total of 267 residential units, consisting of 205 single detached units and 62 semi-detached units on lands described as Part of Lot 232, Concession 1, geographic Township of Proton, in the Township of Southgate.**

Carried

The Committee briefly recessed, then reconvened.

PDR-PCD-44-16 CP Rail Trail Sanitary Sewer Extension (Owen

Sound)

Randy Scherzer presented the above noted report. The City of Owen Sound wishes to extend sanitary sewers from 16th Street East south to 8th Street East in front of the Owen Sound hospital in order to service development. The preferred option of the City is to extend the sanitary sewer in the CP Rail Trail right-of-way.

Staff are recommending that the City and the County enter into an easement agreement.

Staff addressed questions from the Committee. There was a suggestion to include a requirement for fibre conduit in the agreement for future development.

PCD136-16 Moved by: Councillor Eccles Seconded by: Councillor Mackey

- 1. That Report PDR-PCD-44-16 be received, and staff be directed to prepare an easement agreement to allow the City of Owen Sound the option to extend sanitary sewer services within the CP Rail Trail right-of-way from 16th Street East to 8th Street East; and**
- 2. That the Warden and Clerk be authorized to sign the easement agreement once completed.**

Carried

Addendum to PDR-PCD-04-16 Flato East Subdivision

Randy Scherzer presented the above noted report. Staff are recommending that the draft plan of subdivision be approved, which proposes to create 311 single family dwellings and 190 townhomes.

Mr. Scherzer outlined the comments received to date. It was noted that final approval will only be granted when servicing capacity is available. It is anticipated that the existing municipal well will need additional maintenance as the development proceeds so it is proposed that a backup municipal well be installed.

Staff noted that the school board is informed of the development and will monitor it as it progresses.

Staff addressed questions from the Committee.

Councillor Eccles then Called the Question.

PCD137-16 Moved by: Councillor Ardiel Seconded by: Councillor Clumpus

Whereas all written and oral submissions received on the applications were considered; the effect of which helped to make an informed recommendation and decision;

1. **Now therefore be it resolved, that Addendum to Report PDR-PCD-04-16 be received; and**
2. **That in consideration of the draft plan of subdivision application 42T-2015-05 for lands described as Part of Lots 233 and 234, Concession 1, (geographic Township of Proton), Township of Southgate, and the matters to have regard for under Subsection 51(24) of the Planning Act, the Grey County Planning and Community Development Committee approves this plan of subdivision to create 311 single detached dwelling lots and 190 townhouse dwellings (for a total of 501 residential units), subject to the conditions set out in the Notice of Decision.**

Carried

Councillor Eccles then left the meeting.

Committee recessed, then reconvened.

By-law Enforcement Officer Report – September and October 2016

PCD138-16 Moved by: Warden Barfoot

Seconded by: Councillor Paterson

1. **That the By-law Enforcement Officer report for September and October 2016 be received for information.**

Carried

Committee Review of Land Use Planning Appeals/Potential Appeals

Grey County Active Ontario Municipal Board Appeals File List

The Committee reviewed the list.

Correspondence

Municipality of Grey Highlands – Moratorium on Accommodation Review Process

The subject matter will come up during the joint meeting with Bruce and Grey Counties. Committee spoke to the need to keep on top of this matter.

PCD139-16 Moved by: Councillor Ardiel

Seconded by: Councillor Fosbrooke

- 1. That the correspondence from the Municipality of Grey Highlands regarding a moratorium on accommodation review process be received for information.**

Carried

City of Belleville – Supporting Agricultural Experts

PCD140-16 Moved by: Councillor Wright Seconded by: Councillor Clumpus

- 1. That County of Grey support the resolution from the City of Belleville regarding supporting agricultural experts; and**
- 2. That the response be sent to Huron – Bruce MPP Lisa Thompson.**

Carried

Correspondence from the Ministry of Housing

PCD141-16 Moved by: Councillor Ardiel Seconded by: Councillor Mackey

- 1. That the following correspondence be received for information:**
 - Ministry of Housing – Updates to the Long-Term Affordable Housing Strategy, Development Charges Act, and the Building Code – Support for Second Units**

Carried

Receive for Information – Julia Levine – Concerns with the Orange Hall at Moreston Village

PCD142-16 Moved by: Councillor Wright Seconded by: Councillor Mackey

- 1. That the correspondence from Julia Levine regarding concerns with the Orange Hall at Moreston Village be received for information.**

Carried

Other Business

Grey County Tourism Named a Finalist for the 2016 Ontario Tourism and Marketing and Travel Media Awards of Excellence

Kim Wingrove noted that the County has a great deal to be proud of for the work we do in tourism.

Rural Ontario Municipal Association (ROMA) Delegation

Requests

Committee discussed the possibility of people not knowing about the proposed Niagara Escarpment Commission changes and the Green in Grey strategy. Suggestion to coordinate with local municipalities on spreading information through tax bill mailings. Staff noted that staff can look into this but there are some implications on how tax bills can be used.

PCD143-16 Moved by: Councillor Ardiel Seconded by: Councillor Mackey

1. That Grey County submit the following delegation requests for the upcoming ROMA conference:

i. Niagara Escarpment Commission

ii. Aggregate Fees

Carried

Closed Meeting Matters

PCD144-16 Moved by: Councillor Fosbrooke Seconded by: Councillor Paterson

1. That the Committee moves into closed session to discuss:

i. Personal matters about an identifiable individual, including municipal or local board employees regarding economic development staffing pursuant to Section 239 (2) of the Municipal Act, 2001.

Carried

The Committee proceeded into closed session at 1:31 PM.

The Committee rose out of closed session at 2:08 PM.

Next Meeting Dates

Grey County Council - Tuesday, November 22, 2016 at the Grey County Administration Building

On motion by Councillor Clumpus, the meeting adjourned at 2:08 PM.

Paul McQueen, Chair